

BOULEVARD

2000 Census Population.....1,692

Community 2020 Target¹3,000

April 2004 WC Map Population2,840



APRIL 2004 WORKING COPY MAP

The goal of the April 2004 Working Copy map is to retain Boulevard's rural character and direct growth within the village area. Much of the land is undeveloped and lacks the needed infrastructure to facilitate development outside the village in a costly manner. The community is located entirely outside the CWA and is groundwater dependant.

KEY COMMUNITY ISSUES

- Rural character opens unique opportunities for the many recreational possibilities surrounding the area
- Boulevard's natural resources are a valuable asset to its own quality of life, as well as the region
- Commercial needs are satisfied by small businesses that work to maintain the common personality of the area
- The new casino gives rise to the issue of expanding the existing Village Core and commercial areas

COMMUNITY-SPECIFIC PLANNING RATIONALE

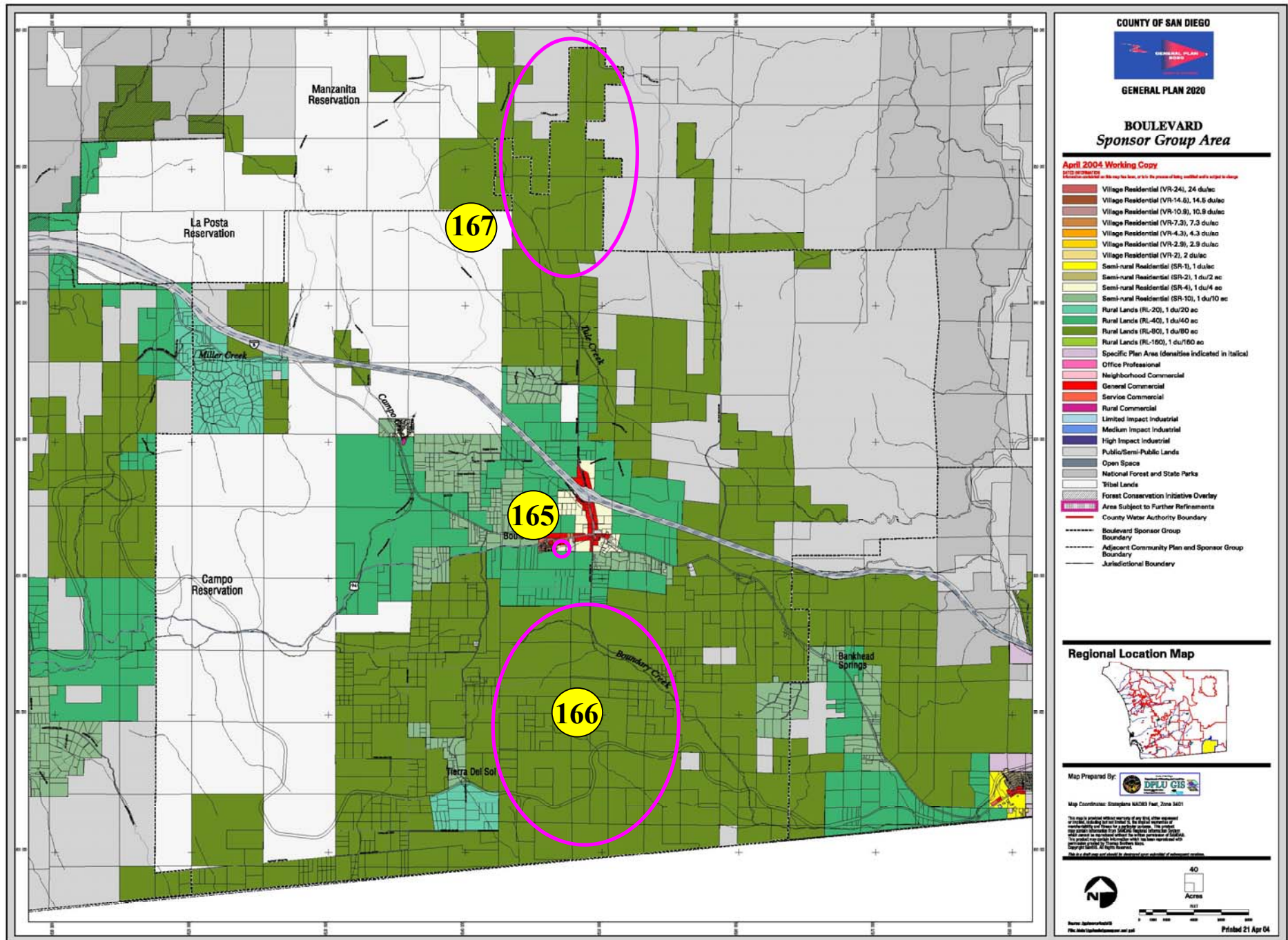
- Higher densities for the community are located in the existing crossroads of Highway 80, Highway 94, Ribbonwood Road and Interstate 8
- Semi-rural areas primarily reinforce the village area of Boulevard
- Buffers are established between the communities of Tierra del Sol, Boulevard and Live Oak Springs

TRAFFIC FORECASTS

(See Mountain Empire Section)

¹ Community target not yet endorsed by the Board of Supervisors: 4,134.

See Mountain Empire LOS Map (B-34)



RESIDENTIAL PROPERTY REFERRALS

| | | | | | |
|------------|--|-------------------------------|--|------------------------------|--|
| 165 | J. Doyle | | | | |
| | <u>December 2002 WC:</u> | <u>August 2003 WC:</u> | <u>October Traffic Referral:</u> | <u>April 2004 WC:</u> | |
| | Semi-Rural: 1 du/4 acres | Semi-Rural: 1 du/acre | Semi-Rural: 1 du/4 acre | Semi-Rural: 1 du/4 acre | |
| 166 | Jim Whalen | | | | |
| | <u>December 2002 WC:</u> | <u>August 2003 WC:</u> | <u>October Traffic Referral:</u> | <u>April 2004 WC:</u> | |
| | Rural Lands: 1 du/80 acres | Rural Lands: 1 du/80 acres | Rural Lands: 1 du/80 acres | Rural Lands: 1 du/80 acres | |
| | | | <i>No action – referred to staff pending groundwater study</i> | | |
| 167 | William Schwartz (representing Bluegreen Corp.) | | | | |
| | <u>December 2002 WC:</u> | <u>August 2003 WC:</u> | <u>October Traffic Referral:</u> | <u>April 2004 WC:</u> | |
| | Rural Lands: 1 du/40 acres | Rural Lands: 1 du/80 acres | Rural Lands: 1 du/80 acres | Rural Lands: 1 du/80 acres | |
| | | | <i>No action – referred to staff pending groundwater study</i> | | |